

DOC. # 5416

ADOPTED 8/21/91

RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY
FINAL DESIGNATION OF REDEVELOPER OF DISPOSITION PARCEL 54-G
IN THE SOUTH END URBAN RENEWAL AREA PROJECT NO. MASS R-56

WHEREAS, the Boston Redevelopment Authority, (hereinafter referred to as the "Authority"), has entered into a contract for loan and capital grant with the Federal Government under Title 1 of the Housing Act of 1949, as amended, which contract provides for financial assistance in the hereinafter identified Project; and

WHEREAS, the Urban Renewal Plan for the South End Urban Renewal Area, Project No. Mass R-56, (hereinafter referred to as the "Project Area"), has been duly reviewed and approved in full compliance with local, State and Federal law; and

WHEREAS, the Authority is cognizant of the conditions that are imposed in the undertaking and carrying out of urban renewal projects with the Federal financial assistance under said Title 1, including those prohibiting discrimination because of race, color, sex, religion, or national original; and

WHEREAS, B. Ginsberg and Company, Inc. has expressed an interest in and has submitted a satisfactory proposal for the development of Disposition Parcel 54-G in the South End Urban Renewal Area; and

WHEREAS, the Authority is cognizant of Chapter 30, Sections 61 through 62H of the Massachusetts General Laws, as amended, with respect to minimizing and preventing damage to the environment:

NOW THEREFORE, BE IT RESOLVED BY THE BOSTON REDEVELOPMENT AUTHORITY:

1. That B. Ginsberg and Company, Inc. and hereby is finally designated as Redeveloper of Parcel 54-G in the South End Urban Renewal Area.
2. That it is hereby determined that B. Ginsberg and Company, Inc. possesses the qualifications and financial resources necessary to acquire and develop land in accordance with the Urban Renewal Plan and the Project Area.
3. That disposal of said parcel by negotiation is the appropriate method of making the land available for redevelopment.

4. That the Final Plans submitted by B. Ginsberg and Company, Inc. conform in all respects to the Urban Renewal Plan for the Project Area and that said Final Plans be, and hereby are, approved.

5. That it is hereby found and determined that the proposed development will not result in significant damage to the environment and further, that all practicable feasible means and measures have been taken to avoid or minimize damage to the environment.

6. That the Director is hereby authorized for and in behalf of the Boston Redevelopment Authority, to execute and deliver a Land Disposition Agreement and Deed conveying Parcel 54-G to B. Ginsberg and Company, Inc., said documents to be in the Boston Redevelopment Authority's usual form.

7. That the Secretary is hereby authorized and directed to publish notice of the proposed disposal transaction in accordance with Section 105(E) of the Housing Act of 1949, as amended, including information with respect to the "Redeveloper's Statement for Public Disclosure: (Federal Form H-6004).

ING AUTHORITY
NO DEVELOPMENT
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FOR REYNOLDS

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ANDREWS

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DEHAM

PLYMPTON

WAREHAM

MALDEN

PARKING

49



South End / South End
B. GINSBERG
and CO., INC.

August 1, 1991

Mr. Stephen Coyle, Director
Boston Redevelopment Authority
900 City Hall
Boston, MA 02201

Dear Mr. Coyle:

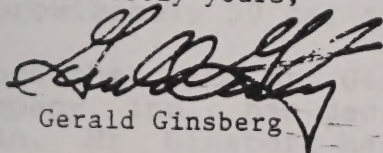
This letter requests an amendment to the Tentative Designation granted to B. Ginsberg and Company, Inc. last November by the Boston Redevelopment Authority.

My business needs at this time are limited to the area shown on the enclosed plot plan, and containing approximately 8,276 square feet.

The land will be used for off-street parking for my employees and equipment.

Thank you for your consideration in this matter. Please contact me if there are any questions.

Sincerely yours,


Gerald Ginsberg

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B. GINSBERG & CO., INC.



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MEMORANDUM

AUGUST 21, 1991

TO: BOSTON REDEVELOPMENT AUTHORITY AND
STEPHEN COYLE, DIRECTOR

FROM: THOMAS O'MALLEY, ASSISTANT DIRECTOR FOR
NEIGHBORHOOD HOUSING AND DEVELOPMENT AND
ROBERT B. MCGILVRAY, CHIEF OF REHABILITATION

SUBJECT: SOUTH END URBAN RENEWAL AREA, PROJECT NO MASS. R-56.
FINAL DESIGNATION OF REDEVELOPER OF PARCEL 54-G,
LOCATED AT 77-81 EAST DEDHAM STREET AND A PORTION OF 73
EAST DEDHAM STREET

SUMMARY: THIS MEMORANDUM REQUESTS THAT THE BOSTON REDEVELOPMENT
AUTHORITY ("BRA") GRANT FINAL DESIGNATION TO B.
GINSBERG AND COMPANY, INC. AS REDEVELOPER OF PARCEL
54-G, LOCATED AT 77-81 EAST DEDHAM STREET AND A PORTION
OF 73 EAST DEDHAM STREET FOR OFF-STREET PARKING FOR
EMPLOYEES AND EQUIPMENT.

On November 14, 1990, B. Ginsberg and Company, Inc., located 66 East Canton Street, Boston, was granted Tentative Designation as redeveloper of a portion of Parcel 54, consisting of 21,600 square feet of land, for the purpose of expanding its recycling operation. The portion of Parcel 54 which was scheduled for development is bounded by Harrison Avenue, East Canton Street and East Dedham Street.

The original expansion plan called for the construction of a new one-story building on 5,750 square feet of land, a depressed loading area of 2,970 square feet, and a parking facility for approximately 30 car spaces on the remaining portion of the site.

Since that time Mr. Gerald Ginsberg, owner of B. Ginsberg and Company, Inc., has decided not to continue with his original plan. Mr. Ginsberg has requested from the BRA only a portion of the site for development as a parking facility to accommodate his parking needs.

The new plan calls for developing a portion of Parcel 54, located at 77-81 East Dedham Street and a portion of 73 East Dedham Street, as a parking facility for employees and equipment. The site will be screened and landscaped. The new parcel, Parcel 54-G, consists of approximately 8,276 square feet of vacant land of which 6,417.7 square feet is owned by the BRA and the remaining 1,858.30 square feet owned by the City of Boston and is being cleared for conveyance to the BRA. The sale price for the 8,276 square foot site will be \$7.00 per square foot. Mr. Ginsberg has the necessary financing to acquire and develop the site in accordance with the submitted plans.

The improvements to this site will alleviate the traffic and parking congestion in the area, as well as enhance the neighborhood by providing appropriate landscaping along the site.

It is, therefore, recommended that the BRA grant Final Designation to B. Ginsberg and Company, Inc. as redeveloper of Parcel 54-G, consisting of approximately 8,276 square feet of land for employee parking and equipment.

An appropriate vote follows:

VOTED: That the BRA hereby adopts the resolution entitled "Resolution of the Boston Redevelopment Authority, August 15, 1991, RE: Final Designation of Redeveloper of Parcel 54-G, located at 77-81 East Dedham Street and a portion of 73 East Dedham Street in the South End Urban Renewal Area, Project No. Mass. R-56, subject to conveyance of the City-owned portion to the BRA.